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**Properties**

PIN 03650 - 0008 LT  
Description LT 9 S/S WELLINGTON ST PL 68 AURORA ; AURORA  
Address 77 WELLINGTON STREET EAST  
AURORA

**Applicant(s)**

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE TOWN OF AURORA  
Address for Service 100 John West Way, Box 1000  
Aurora, Ontario, L4G 6J1

This document is being authorized by a municipal corporation Patricia De Sario, Town Solicitor, The Corporation of the Town of Aurora.  
This document is not authorized under Power of Attorney by this party.

**Statements**

This application is based on the Municipality By-law See Schedules.

**Signed By**

Nicole Marie Trudeau 100 John West Way, Box 1000 acting for Signed 2023 08 11  
Aurora Applicant(s)  
L4G 6J1

Tel 905-726-4743

Fax 905-726-4730

I have the authority to sign and register the document on behalf of the Applicant(s).

**Submitted By**

TOWN OF AURORA 100 John West Way, Box 1000 2023 08 11  
Aurora  
L4G 6J1

Tel 905-726-4743

Fax 905-726-4730

**Fees/Taxes/Payment**

Statutory Registration Fee \$69.00  
Total Paid \$69.00

**File Number**

Applicant Client File Number : EAS-01-23

**The Corporation of the Town of Aurora**

**By-law Number 6519-23**

RECEIVED  
2023/08/11  
(YYYY/MM/DD)  
Ontario Heritage Trust

**Being a By-law to designate a property to be of cultural heritage value or interest (77 Wellington Street East "The James Todd House").**

**Whereas** under subsection 29(1) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, the council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest;

**And whereas** on June 28, 2022, the Council of The Corporation of the Town of Aurora (the "Town") approved the recommendations contained in Report No. PDS22-042, to designate the property municipally known as 77 Wellington Street East, as described on the attached Schedule "A" (the "Property") to be of cultural heritage value or interest;

**And whereas** the Town Clerk caused notice of the intention to designate the Property to be served on the owner of the Property and the Ontario Heritage Trust and published in a newspaper having general circulation in the municipality;

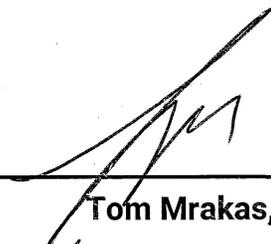
**And whereas** there were no objections to the proposed designation of the Property served on the Town, or a person who has served a notice of objection has withdrawn the objection;

**And whereas** the Council of the Town deems it necessary and expedient to enact a by-law to designate the Property to be of cultural heritage value or interest;

**Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:**

1. The Property, as described on the attached Schedule "A", be and is hereby designated to be of cultural heritage value or interest.
2. A statement explaining the cultural heritage value or interest of the Property and a description of the heritage attributes of the Property are set out on the attached Schedule "B".
3. The Town Clerk shall serve a copy of this by-law on the owner of the Property and the Ontario Heritage Trust and publish notice of this by-law in a newspaper having general circulation in the municipality.
4. A copy of this by-law shall be registered against the Property in the appropriate land registry office.

**Enacted by Town of Aurora Council this 23rd day of May, 2023.**

  
\_\_\_\_\_  
Tom Mrakas, Mayor

  
\_\_\_\_\_  
Michael de Rond, Town Clerk

**Schedule "A"**

**Description of Property**

All and singular those certain parcels or tracts of land and premises situate, lying and being in the Town of Aurora, in the Regional Municipality of York, municipally known as 77 Wellington Street East, and being composed of LT 9 S/S Wellington St PL 68 Aurora, being all of PIN 03650-0008 (LT), including the primary building thereon.

## Schedule "B"

### Statement of Cultural Heritage Value or Interest

77 Wellington Street East is of Cultural Heritage Value or Interest based on its design and physical value, historical and associative value, and contextual value.

#### Design and Physical Value:

The property is a representative example of a 1.5 storey Gothic Revival architectural house constructed circa 1877. The dwelling itself includes features indicative of its period of construction and high craftsmanship and detail, including the high pitched centre gable, the lancet shaped window/door opening within the centre gable, the front porch with wood support columns and decorative trim, and the large parlour style window at the front elevation complete with trim and shutters. The building is a rare and well-preserved example of a late Victorian style dwelling with exceptional design detail and character.

#### Historical and Associative Value:

The building was constructed circa 1877 by James Todd Sr. James Todd Sr. was born in Ireland in 1806 and immigrated to Canada and worked as a blacksmith in Aurora. The property was first part of the original historic development of the 1854 plan of subdivision by John Mosely which was instrumental in the growth and development of the Aurora core. The subject property has strong association with the original development of the Town and evolution from agricultural area to a growing village. The property helps contribute to our understanding of the development of the Town post Confederation, over approximately 145 years ago.

#### Contextual Value:

The property defines, maintains and supports the historic character of the Aurora core and Wellington Street East. The building provides a significant link to the early growth and development of the village area and its early history, specifically in relation to growth that occurred in and around the early Yonge and Wellington Street intersection (Machell's Corners; original name for Aurora). The building and its Gothic Revival style and detailed craftsmanship alongside its proximity to other designated and listed heritage resources is important in supporting the streetscape and linking the unique character of the area.

### Description of Heritage Attributes

The following provides a description of heritage attributes for the property which contribute to the reasons for which the property is of Cultural Heritage Value or Interest. Important to the preservation of the property are the original key attributes of the building that express its value, which include:

#### Exterior Elements

- Overall 1.5 storey massing composed of wood frame
- High pitched centre gable
- Lancet opening window/door on second storey
- Front porch with support columns and trim

- Front door with sidelight
- All original window openings including trim and shutters